

Unit 503 - Adagio Fort Lauderdale Beach

503 - 435 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | F10284503 |
| Status: | Active |
| Size: | 2,850 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View: | Intracoastal View |
| List Price: | \$2,575,000 |
| List PPSF: | \$904 |
| Valuated Price: | \$2,994,000 |
| Valuated PPSF: | \$1,044 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

| | |
|------------------------------------------|----|
| Number of units: | 31 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

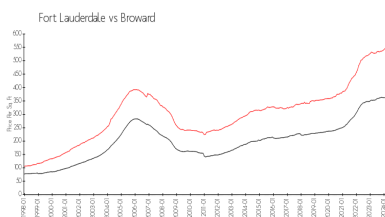
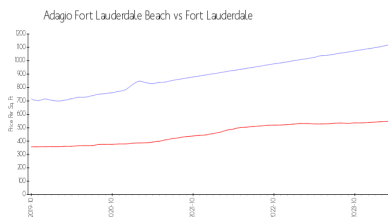
Building Association Information

ADAGIO Fort Lauderdale Beach
 435 Bayshore Dr
 Fort Lauderdale, FL 33304
 Phone: +1 954-372-1041

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 402 | 2,746 sq ft | Mar 2024 | \$3,250,000 | \$1,184 |
| 301 | 2,383 sq ft | May 2023 | \$3,200,000 | \$1,343 |

Market Information

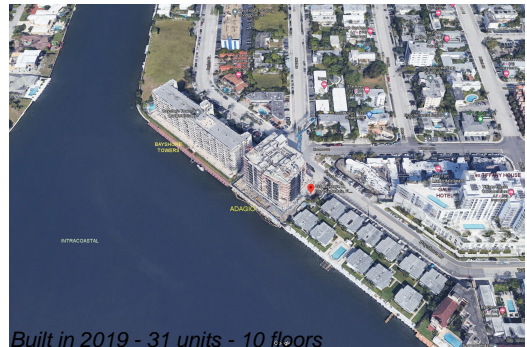


| | | | |
|-------------------------------|----------------|------------------|---------------|
| Adagio Fort Lauderdale Beach: | \$1119/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale: | \$547/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

| | |
|------------------------------|----|
| Adagio Fort Lauderdale Beach | 3% |
| Fort Lauderdale | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months



Adagio Fort Lauderdale Beach
Fort Lauderdale
Broward

145 days
75 days
66 days